



TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING

Date: May 3, 2022

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: - Brett Lambert, Bob Jefferson, Jim Feeney, John Maher, Peter Martini, Mike Rademacher

Absent - Allen Reedy, Bill Hayner

Guests: Josh Sydney, Steve Kirby, Bill Sterling

Vice Chair Lambert called the meeting to order at 7:11 pm.

TOWN YARD

Mr Sydney gave an update of the project :

Mr. Sydney did a photo update of the project showing the following: prep for the concrete pour, framework for the concrete footings, sitework and the concrete pour.

Mr Sydney stated that about 30% of footings are in, they are starting the walls, they are still finding obstructions and contaminated soil. During excavation of the foundation for the salt shed they discovered an undocumented water line and some abandoned pipes under Bldg E.

Bldg A windows are expected on 5/16 and they will take about 6 weeks to install.

Bldg C the sprinkler fitters have been in, electricians have started, masonry starting soon and roof in July. Mr Sydney continues to have talk with Commodore on schedule acceleration.

Eversource had sent an invoice for transformer of \$80,000 but after conversations regarding invoice and lack of detail as well as no rebates or credits on invoice, the cost could be zero dollars.

Mr Sydney presented the following invoice and a motion to approve by Maher, and seconded by Feeney:

- SPM- Invoice # 15- April 2022 OPM services - \$28,575.52

Invoice was unanimously approved by roll call vote 6-0

Mr Sydney reviewed the CR exposure log and made note of the following:

- CR001 - ram plan - revised to \$205,000 but is still being negotiated. There was a long discussion about this but Mr Sydney would like to direct the GC to proceed by issuing a CCD. Committee agreed. Mr Sydney wanted the committee on notice that this item could

still cost over \$100,000 and wanted the PTBC on notice since he does not have authority to proceed for that amount.

A motion was made by Maher, seconded by Martini to approve the cost of the CCD and authorize OPM to order work to proceed with the cost not to exceed \$100,000 for the work in the ram plan in contaminated area. Motion passed unanimously on a roll call vote, 6-0.

- CR23 - VE holdover for Bldg E roof monitor - \$178,00 - still negotiating
- CR 37 - shop stairs- \$73,000 - still negotiating
- CR 45 - snow melt system - still negotiating
- CR 59 - sludge in tank - \$50,000 - signed off by OPM
- CR 61 - temporary generator - \$18,000 - still negotiating
- CR63 - crack in retaining wall - \$25,000 - signed off by OPM
- CR64 - unforeseen slab - \$24,000 - under review
- CR71 - ground improvements - \$241,000 - under review
- CR80 - drywall buyout - \$168,000 - under review
- CR81 - new pipes found
- CR 82 - new pipes found

Mr Sydney reviewed the budget and stated that there is still approximately \$3M left in construction contingency and there is \$1M CRs in system already. He also mentioned there would be additional cost for closet on server room in Bldg B and was not sure if it would come out of project cost or IT budget. More to follow.

Mr Maher wanted to know how Commodore was doing with their budget. Mr Sydney stated that Commodore was much tighter on their budget and missed on initial estimate. Commodore helped with VE and precon and did not charge the Town for some services. Prefab building continues to raise cost.

Mr Maher asked about GMP ammendment being signed and Mr Sydney stated no but it will be.

Mr Sydney reviewed budget reallocation log and stated \$2,909,151 remaining

Mr Sydney reviewed CM contingency log and stated it started with \$750,000, we have approved \$100,000 and there is approximately \$300,000 remaining.

#### CENTRAL SCHOOL

Mr. Kirby gave an update on the status of the project.

Mr Kirby stated COA was open including South entry. There was a luncheon last week using kitchen.AFD finished all inspections and passed. There will be a ribbon cutting this Thursday at 5 pm. John Rossi last day was last Thursday and two new PM on job. He will be reducing job meetings. Still waiting on some door hardware and AC two way valve. Waiting on Delta Beckwith for elevator upgrade trying to schedule for weekend in June. Demobilizing and trailer should be gone in 3 weeks.

Remaining work includes punchlist, commisioning, AC issue, HVAC reports, exterior signage and training.

The following invoice was presented and motion to approve by Jefferson and seconded by Martini:

- KSR - Invoice # 22R1 - Construction February and March 2022 - not to exceed\$350,578.32.

It is a not to exceed because Mr Kirby is still negotiating CO#19 and a credit

The invoice was unanimously approved by roll call vote 6-0

Whereupon a motion was made by Maher seconded by Jefferson to adjourn at 8:46 PM and it was unanimously voted.

Respectfully Submitted,  
Robert Jefferson